135.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	992,600 / 992,600
					USE VALUE:	992,600 / 992,600
					ASSESSED:	992,600 / 992,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BELLEVUE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILAN JAMES R/ETAL	
Owner 2:	MILAN CHARLOTTE W	
Owner 3:		
Street 1:	19 BELLEVUE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Clapboard Exterior and 2579 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8400.000	455,000		537,600	992,600
Total Card	0.193	455,000		537,600	992,600
Total Parcel	0.193	455,000		537,600	992,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.88 | /Parcel: 384.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86926
GIS Ref
GIS Ref
Insp Date 05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 135.0-0002-0007.0

!10514!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	454,900	0	8,400.	537,600	992,500	992,500	Year End Roll	12/18/2019
2019	101	FV	341,600	0	8,400.	504,000	845,600	845,600	Year End Roll	1/3/2019
2018	101	FV	338,000	2500	8,400.	416,600	757,100	757,100	Year End Roll	12/20/2017
2017	101	FV	338,000	2500	8,400.	383,000	723,500	723,500	Year End Roll	1/3/2017
2016	101	FV	338,000	2500	8,400.	349,400	689,900	689,900	Year End	1/4/2016
2015	101	FV	330,200	2600	8,400.	342,700	675,500	675,500	Year End Roll	12/11/2014
2014	101	FV	330,200	2600	8,400.	318,500	651,300	651,300	Year End Roll	12/16/2013
2013	101	FV	328,100	2600	8,400.	303,100	633,800	633,800		12/13/2012

PRINT

Date	Time
12/11/20	00:48:40

LAST REV

Date	Time
03/23/20	09:43:48

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10514

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PASCAVAGE MICHA	25651-434		9/13/1995		350,000	No	No		Y

USER DEFINED

Prior Id # 1:	86926
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2020	312	Solar Pa	8,502	C				
1/9/2013	34	Redo Kit	40,000	C				
2/1/2002	57	Porch	10,000	C				OPEN PORCH TO 3 SE
6/4/1998	352	Porch	10,736	C				5X8 PORTICO

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Meas/Inspect	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
11/13/2008	Meas/Inspect	189	PATRIOT
1/20/2000	Inspected	277	PATRIOT
12/1/1999	Mailer Sent		
11/3/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8400		Sq. Ft.	Site		0	80.	0.80	9									537,600						537,600	

Total AC/HA: 0.19284 | Total SF/SM: 8400 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 537,600 | Spl Credit | Total: 537,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14504945
Const Adj.:	1.00689924
Adj $ / SQ:	144.119
Other Features:	121400
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558911
Depreciation:	103957
Depreciated Total:	454953

COMMENTS

XTRA SINK IN K ISLAND.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

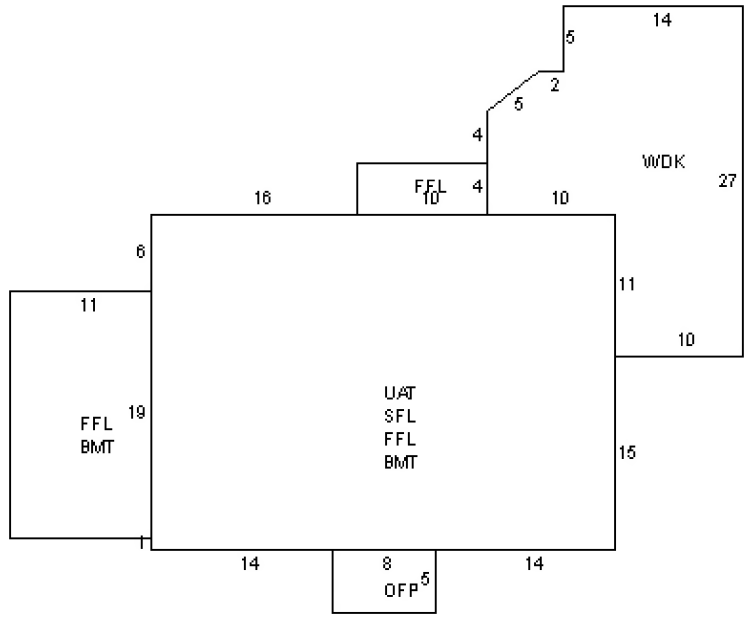
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.53
Special Features:	0	Val/Su Net:	115.66
Final Total:	455000	Val/Su SzAd	214.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,185	144.120	170,781
BMT	Basement	1,145	54.480	62,376
SFL	Second Floor	936	144.120	134,895
WDK	Deck	394	8.600	3,387
UAT	Upper Attic	234	57.650	13,490
OFP	Open Porch	40	44.300	1,772

Net Sketched Area:	3,934			Total:	386,701
Size Ad	2121	Gross Are	4636	FinArea	2579

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc